



Board of Commissioners

April 27, 2017

6:30 PM

City Hall – Massie Chambers

Agenda:

1. Call to order by the Mayor.

Prayer

Pledge of Allegiance

2. Roll call by the Recorder.

3. Reading of the minutes of the April 13, 2017 regular meeting of the Board of Commissioners by the Recorder for approval or correction.

4. Comments from citizens.

5. Comments of the City Manager and staff.

6. Reports and comments from committees, members of the Board of Commissioners and other officers.

7. Old Business.

- a. Consider Ordinance 17-893, an ordinance to amend Title 14 Chapter 2 of the Goodlettsville Municipal Code to define limited development site plan applications for City staff approval and review procedures for successive site plan applications. **SECOND READING / PUBLIC HEARING**

8. New Business.

- a. Consider Ordinance 17-894, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change 86.11 acres on Allen Road from Sumner County RA, Residential to LDRPUD, Low Density Residential Planned Unit Development. **FIRST READING**
- b. Consider Resolution 17-741, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by online auction or any other reasonable manner.

9. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

[abaker@goodlettsville.gov](mailto:abaker@goodlettsville.gov)

*A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.*

105 S. Main St. – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

[www.goodlettsville.gov](http://www.goodlettsville.gov)

**ORDINANCE NO. 17-893**

**AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE  
MUNICIPAL CODE TO DEFINE LIMITED DEVELOPMENT SITE PLAN APPLICATIONS  
FOR CITY STAFF APPROVAL AND REVIEW PROCEDURES FOR SUCCESSIVE SITE  
PLAN APPLICATIONS**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location and use of buildings and to fix reasonable standards to which buildings or structure shall conform; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to fixing reasonable standards to which buildings or structures shall conform and to prohibit uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to defining and limiting the powers and duties of the administrative officers and bodies as provided herein; and,

**WHEREAS**, The Goodlettsville Planning Commission at the March 6, 2017 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; and

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That Ordinance No. 06-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by deleting section 14-208(4)(b) Site and Architectural Design Standards, and replacing with a new section as listed in as shown in "EXHIBIT A"

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR \_\_\_\_\_

CITY RECORDER \_\_\_\_\_

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY \_\_\_\_\_

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

## ORDINANCE 17-893

### “EXHIBIT A”

#### **14-208. Supplementary district regulations.**

##### **(4) Site and architectural design standards**

(b) Site plan required for zoning permits. All applications for zoning permits shall be accompanied by a site plan meeting the requirements herein and with sufficient copies to provide for staff and Goodlettsville Municipal/Regional Planning Commission distribution; provided however, that a site plan is not required when an existing building is converted from one permitted use to another permitted use and no additional construction is required and that no additional impervious surfaces are added to the site. With the exception of single and two-family dwellings, and ***limited development site plans listed below***, a site plan for all buildings or for new parking lots which require paving shall be approved by the Goodlettsville Municipal/Regional Planning Commission prior to the issuance of the zoning permit. The approval of any site plan shall lapse at the end of six (6) months if construction has not been initiated, and a new submission will be required meeting all zoning requirements including any amendments since the original approval. ***If the site plan approval is denied, within one (1) year of the date of denial, a subsequent application shall not be reviewed or heard unless there is substantial new evidence available, or if a significant mistake of law or of fact affected the prior denial. Such subsequent application shall include a detailed statement of the grounds justifying its consideration.***

***The following items are limited development site plans that may be reviewed and approved by Planning/Development Services Staff:***

- 1. Building additions not to exceed twenty-five (25%) percent of the existing size of the building up to 2,500 square feet but shall not include additional dwelling units for high density residential developments.***
- 2. Parking lot expansion not to exceed twenty-five (25%) percent of the existing parking area up to 7,500 square feet of parking area.***
- 3. New accessory buildings or uses which do not change the use of the property and do not exceed 2,500 square feet.***
- 4. Minor exterior building renovations.***

***Applicants may appeal the Planning/Development Services Department review and decision to the Planning Commission or to the Board of Zoning and Sign Appeals based on the provisions of this ordinance and the Design Guidelines.***

All site plans shall be prepared and stamped by registrants of the State of Tennessee who are licensed to practice the particular discipline being prepared (e.g., site layout and drainage by civil engineers, boundary surveyors, landscape plans for landscape architects

(i) Residential buildings or accessory structures or commercial buildings or additions of one thousand (1,000) square feet or less. The site plan of any residential building or accessory structures containing one (1) or two (2) dwelling units and any commercial building or an addition to a commercial structure of one thousand (1,000) square feet or less shall indicate:

- (A) The actual shape, location and dimensions of the lot;
  - (B) The shape, size and location of all buildings or other structures to be erected, altered or moved, and of any building or other structure already on the lot;
  - (C) The existing and intended use of the lot and of all such buildings or other structures upon it, including the number of dwelling units the building is intended to accommodate;
  - (D) Such other information concerning the lot or adjoining lots as may be essential for the determining whether the provisions of this ordinance are being observed.
- (ii) All other buildings, structures and activities.
- (A) The actual shape, location, bearings, and dimensions of the lot;
  - (B) The shape, size, and location of all buildings or other structures to be erected, altered or moved, and of any building or other structure already on the lot;
  - (C) The existing and intended use of the lot and of all such building or other structures upon it, including the number of dwelling units the building is intended to accommodate;
  - (D) Topographic features (contours not greater than five feet (5') intervals);
  - (E) Location of all driveways and entrances;
  - (F) Location of all accessory off-street parking areas to include a plot plan showing design and layout of such parking facilities,
  - (G) Location of all accessory off-street loading berths;
  - (H) Location of open space;
  - (I) proposed ground coverage, floor area, and building heights;
  - (J) Position of fences and walls (materials specified);
  - (K) Detailed landscaping plans which shall include trees, shrubs and flowering plants with species, quantities and sizes clearly indicated;
  - (L) Location of utilities (sanitary sewers, storm sewers, water mains and sizes, and fire hydrants;
  - (M) Type, and size of proposed signs;
  - (N) Proposed means of surface drainage;
  - (O) Location of all easements and rights-of-way;
  - (P) For any site subject to flooding, the limits of floodway and fringe areas, the regulatory flood elevation and regulatory flood protection elevation, and the minimum first floor elevation;
  - (Q) The stamp and name of the registered engineer, architect, landscape architect, or surveyor preparing the plan;
  - (R) Where subsoil sewage disposal is anticipated, certification from the county health department approving the lot for such use.

## **ORDINANCE NO. 17-894**

### **AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE 86.11 ACRES ON ALLEN ROAD FROM SUMNER COUNTY RA, RESIDENTIAL TO LDRPUD, LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of residential areas within the city, and to promote the orderly and beneficial development of such areas; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to planned unit developments districts which promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; and,

**WHEREAS**, The Goodlettsville Municipal/Regional Planning Commission has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners based on the City's Sumner County Urban Growth Boundary Plan and the City's Comprehensive Land Use Plan, and,

**WHEREAS**, The Goodlettsville Municipal/Regional Planning Commission approved the rezoning recommendation for the proposed annexed 86.11 acres at their April 3, 2017 meeting with the stipulation that a development master plan be submitted meeting the City's requirements for Planned Unit Developments; and,

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By zoning the hereinafter described area as LRDPU- Low Density Residential Planned Unit Development for the properties attached as "EXHIBIT A" and described as follows:

SUMNER COUNTY PROPERTY TAX MAP 143, PARCEL 33.00 CONTAINING APPROXIMATELY 27.50 ACRES AND SUMNER COUNTY PROPERTY TAX MAP 139, PARCEL 61.00 CONTAINING APPROXIMATELY 38.88 ACRES AND SUMNER COUNTY PROPERTY TAX MAP 139, PARCEL 62.01 CONTAINING APPROXIMATELY 19.73

ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY RECORDER**

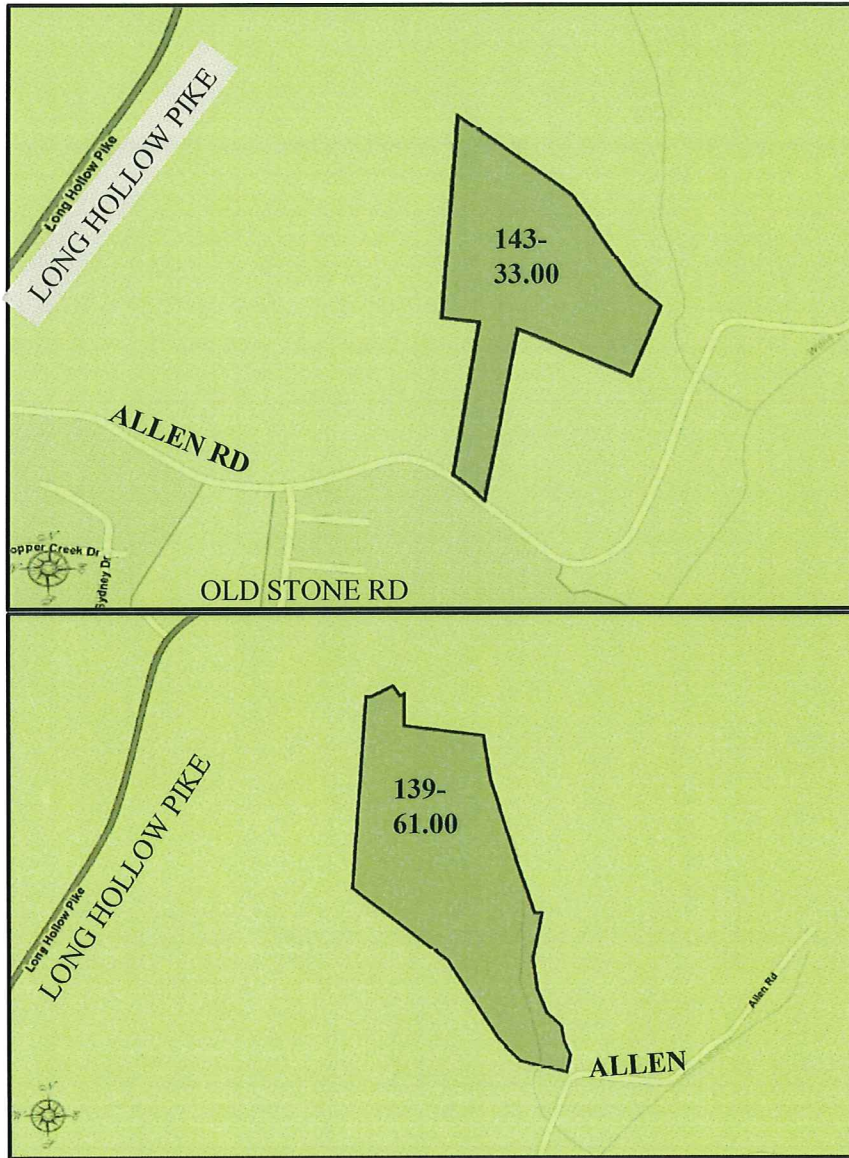
**APPROVED AS TO LEGALITY AND FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

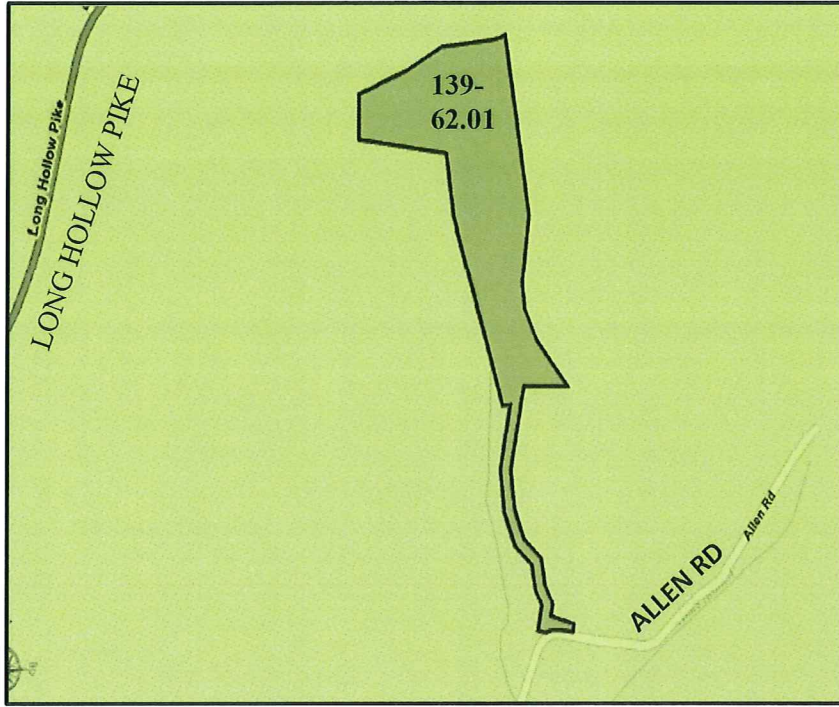
Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**ORDINANCE 17-894**  
**"EXHIBIT A"**







**RESOLUTION NO. 17-741**

**A RESOLUTION DECLARING CERTAIN PROPERTY SURPLUS TO THE NEEDS OF THE CITY OF GOODLETTSVILLE AND CALLING FOR ITS DISPOSAL BY ONLINE AUCTION OR ANY OTHER REASONABLE MANNER.**

**WHEREAS**, occasionally, the City of Goodlettsville owns property that is no longer of use or has value for its intended use; and,

**WHEREAS**, The City of Goodlettsville foresees no future need or use of said property; and,

**WHEREAS**, The City of Goodlettsville desires to dispose of said property;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT PROPERTY LISTED IN EXHIBIT 1 OF THIS RESOLUTION IS DECLARED TO BE SURPLUS PROPERTY.**

**BE IT FURTHER RESOLVED THAT SAID PROPERTY SHALL BE DISPOSED OF BY ONLINE AUCTION OR ANY OTHER MEANS IN ACCORDANCE WITH STATE LAW AND THE CITY'S PURCHASING POLICY.**

**THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.**

Adopted: April 27, 2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT 1**  
**SURPLUS PROPERTY (RESOLUTION 17-741)**

ITEM

1. 1997 Chevrolet 3500 with broken snow plow
2. Mad vac 61-d
3. 10 Shotgun Racks
4. 13 Light Bars
5. 7 In Car VCR Recorders
6. 2 Jeep Wheels
7. Honor Guard Equipment
8. 5 Stalker Hand Held Radar Units
9. Desk
10. 2 Filing Cabinets
11. Wooden 2 door cabinet